



**Town of Arlington, Massachusetts**  
**730 Massachusetts Ave., Arlington, MA 02476**  
**Phone: 781-316-3000**  
**webmaster@town.arlington.ma.us**

## Redevelopment Board Minutes 11/22/2010

Minutes of Monday, November 22, 2010  
 Executive Session, Arlington Redevelopment Board  
 Second Floor Conference Room, Town Hall Annex  
 Approved 12/6/10

Members Present:

Roland Chaput  
 Bruce Fitzsimmons  
 Chris Loreti, Chairman  
 Ed Tsoi  
 Andrew West

Housing Director Laura Wiener, Planner Joey Glushko, members of the Transportation Advisory Committee working group, and members of the public were also present.

Mr. Loreti called the meeting to order at 7:00pm. He stated the need to continue to discuss the Town's negotiating position on Symmes and the Board's need to discuss the purchase, exchange, lease or value of real property, and that doing so in an open session may have a detrimental effect on the negotiating position of the public body, and therefore the Board would need to go into executive session. Mr. Chaput moved and Mr. Fitzsimmons seconded a motion to enter executive session. On a roll call vote, Mr. Fitzsimmons voted yes, Mr. Chaput voted yes, Mr. Tsoi voted yes, Mr. West voted yes and Mr. Loreti voted yes.

The open session was resumed at 8:07 PM by the Chair following the close of executive session on a roll call vote.

The Chair then resumed the continued environmental design review hearing for 30-50 Mill Street. Present for the applicant were Attorney Mary Winstanley O'Connor, Bill Scully from MS Transportation Systems/New England Engineering Group, and Rick Dickason of WP East. Mr. Loreti outlined the issues to be heard and a process to follow leading to a vote and decision between this meeting and the following meetings.

Mr. Scully then summarized the results of the "Synchro" study, a meeting with the Arlington Transportation Advisory Committee (TAC), and the proposed mitigation, including a flashing beacon at the intersection of Mill Street and the bike path, signage to prevent drivers from blocking intersections on Mill Street, and signage indicating a dedicated left-turn lane southbound on Mill Street.

Mr. Loreti asked for comment from TAC. Jeffrey Maxtutis from TAC said that TAC reviewed the options and concluded that the one-way exit through the access drive has the most benefit. In addition, he said the applicant proposed a truck-loading and delivery site for 22 Mill Street condominiums. It is important to encourage deliveries away from Mill Brook Drive, he added.

Dr. Michael Fitzpatrick of 22 Mill Street commented that he had had concerns regarding a plan for egress-only for the site drive. Mr. Loreti asked if any members of TAC actually counted how many cars entering the site drive went to the high school. Ed Starr of TAC replied that they had not done so. Mr. Loreti asked about the relative safety and sight lines at the site drive. Mr. Maxtutis replied that one can exit there today, which would not change, but the pedestrian warning device would add a measure of safety. If the drive were one way inbound, all exits would come through Mill Brook Drive, adding to queuing there.

Mr. Starr noted that in observing traffic between 7:30am and 8:30am, drivers exiting did not have difficulty if the intersection was not blocked.

Mr. Loreti then turned to parking. There would be 23 spaces leased by WP East to 22 Mill Street condominium association for employee parking between 9-5pm, Ms. Winstanley O'Connor stated, which would be signed or marked as such. Mr. Loreti asked about the total number of spaces required and provided. Ms. Winstanley O'Connor replied that there would be 173 parking spaces, 12 near the retail/office building, 23 leased, and 138 for tenants. She added that 165 spaces are required by zoning. Ms. Winstanley O'Connor commented that 22 Mill Street offices are unique in town as the main medical center for Arlington, creating a high demand for customer and employee parking. Jim Blakely of Mt. Auburn Hospital stated that twelve years ago the town asked 22 Mill Street to expand their presence in Arlington. Attorney Joseph McDermott explained that current circumstances are different than when the office condominium building was first permitted, with over 120 employees now. Condo association president Greg Deegin observed that when Symmes Hospital closed, medical services left that site and increased the demand at 22 Mill Street. Lena Olsen identified herself as a physical therapist and one of the original tenants. She stated that from the start, the use was tenants in the medical profession.

Discussion ensued regarding loading, parking, landscaping and other special permit conditions approved for 22 Mill Street that Mr. Loreti observed should be enforced prior to approving special permit conditions at 30-50 Mill Street that relate to parking for 22 Mill Street. The condo association representatives agreed to implement their special permit conditions, including removing two parking spaces to restore approved landscaping and to re-establish an approved loading area.

Discussion then turned to the intersection of Mass Ave, Mill Street and Jason Street. The Board and TAC concluded that a comprehensive, global decision-making process was necessary prior to implementing incremental changes at this intersection. Mr. Maxtutis stated that the Town has funds in escrow from the CVS review for this purpose.

Mr. Maxtutis commented that an "opticomb" was recommended by the Fire Chief at the intersection of Summer and Mill Streets, which would allow emergency vehicles to change the traffic lights.

Scott Smith of TAC then described in detail how the person detector would operate at the intersection of the bikepath and Mill Street. Mr. Maxtutis stated that maintenance of the beacon system would have to be discussed with the Town's DPW. Ms. Winstanley O'Connor asked for funds to be held in escrow instead of holding up the Certificate of Occupancy during the period in which effective operation of the beacon system was to be tested.

Mr. Maxtutis responded to a Board query regarding the proposed Transportation Demand Management program, saying the plan was ample as presented in the applicant's slide presentation. Mr. Dickason noted that the TDM plan was included in an August 18 submission.

The Board listed special conditions to include one-way exit for the access drive with visual and other warning signals for pedestrians, and "do not block intersection" signs, a beacon at the bikeway and funds held in escrow instead of linked to the certificate of occupancy, and way-finding signage on the sidewalk at the access drive. Mr. Dickason referred to figure 9 in the updated September 2010 Traffic Study for signage.

Mr. Loreti asked if the pedestrian warning would meet Americans with Disabilities requirements. Ms. Winstanley

O'Connor observed there are doctors' offices at the corner, and feared that the doctors would be disturbed by an audible signal.

Additional special conditions will include: that 22 Mill Street condominiums re-instate their own loading space and that this be provided and enforced. Twenty-three spaces would be leased to 22 Mill Street and 138 spaces would be available to tenants. Mr. Fitzsimmons stated that the license with 22 Mill Street will specify that they are for employees of 22 Mill Street, and that 12 spaces have to be provided for the retail/office space. A dedicated left-turn lane southbound would be created, subject to approval of the Board of Selectmen, and the exclusive phasing for pedestrian signal would continue. Signage for left turn and shared through/right traffic would be provided by the applicant, pending Board of Selectmen approval, and this would be done with no more than two signs. The applicant would also provide signal timing data to TAC, and an "opticom" unit would be provided by the applicant for the traffic signal at Summer Street and Mill Street. Subject to necessary approvals from the Board of Selectmen and the DPW, the applicant would provide a flashing warning beacon and person detector system and set aside sufficient escrow to implement this effectively following a test period, and this system would be maintained by the Town. The applicant would also provide signage warning drivers not to block the Mill Street intersections at the access drive and Mill Brook Drive, subject to approval by the Board of Selectmen. An additional condition will limit 1 parking space to be included with rent per unit lease. Public access shall be allowed across the site from the pavilion park (the park area adjacent to the retail building near the bikepath) to the pocket park as a special condition. The permit will specify uses allowed in the kiosk and retail/office building without re-opening the permit, and will specify full cut-off light fixtures on the building and site exterior. A special condition will require that signage be approved by amending the special permit following a duly noticed and advertised hearing. The maintenance of the culvert will be by shared agreement of 22 Mill Street and 30-50 Mill Street. Vending machines and product advertising will be prohibited at the pavilion park. The kiosk design would require Board review at the 50% design stage.

Ms. Winstanley O'Connor expressed gratitude and praise for TAC working so effectively on short notice to review the traffic studies.

The Board determined with Ms. Winstanley O'Connor that section 5.06 of the bylaw would be cited for the parking special permit. Mr. Fitzsimmons then moved to continue the hearing to December 6 at 8PM. Mr. Chaput seconded and all voted in favor. Mr. West moved to adjourn the meeting, seconded by Mr. Fitzsimmons and all voted in favor. Meeting adjourned at 10:43pm.

Respectfully submitted,  
Carol Kowalski  
Secretary ex Officio